| 126.0 | 0001 | 0007.0 | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 578,900 | / | 578,900 |
| USE VALUE: | 578,900 | / | 578,900 |
| ASSESSED: | 578,900 | / | 578,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | LOCKELAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | 882-892 MASSACHUSETTS AVENUE |
| Owner 2: | LLC |
| Owner 3: | |
| Street 1: | 455 MASS AVE SUITE 1 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FFCP LLC - |
| Owner 2: | - |
| Street 1: | 455 MASS AVE STE #1 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This Parcel contains .184 Sq. Ft. of land mainly classified as Parking Lot

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B2 | NEIGH BUS | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 337 | 7996.000 | | 12,900 | 566,000 | 578,900 |
| Total Card | 0.184 | | 12,900 | 566,000 | 578,900 |
| Total Parcel | 0.184 | | 12,900 | 566,000 | 578,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80717
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 126.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 337 | FV | | 12900 | 7,996. | 566,000 | 578,900 | | Year end | 12/23/2021 |
| 2021 | 337 | FV | | 12900 | 7,996. | 556,300 | 569,200 | | Year End Roll | 12/10/2020 |
| 2020 | 337 | FV | | 12900 | 7,996. | 546,700 | 559,600 | 559,600 | Year End Roll | 12/18/2019 |
| 2019 | 337 | FV | | 13500 | 7,996. | 514,500 | 528,000 | 528,000 | Year End Roll | 1/3/2019 |
| 2018 | 337 | FV | | 13500 | 7,996. | 450,200 | 463,700 | 463,700 | Year End Roll | 12/20/2017 |
| 2017 | 337 | FV | | 13500 | 7,996. | 353,700 | 367,200 | 367,200 | Year End Roll | 1/3/2017 |
| 2016 | 337 | FV | | 13500 | 7,996. | 353,700 | 367,200 | 367,200 | Year End | 1/4/2016 |
| 2015 | 337 | FV | | 13900 | 7,996. | 321,600 | 335,500 | 335,500 | Year End Roll | 12/11/2014 |

!9722!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:31:03 |

## LAST REV

| Date | Time |
|---|---|
| 04/11/18 | 11:31:29 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9722

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FFCP LLC, | 1523-101 | | 3/6/2018 | Convenience | 100 | No | No | | |
| PASCIUTO FRANK | 1523-100 | | 3/6/2018 | Convenience | 100 | No | No | | |
| PASCIUTO FAMILY | 1376-26 | | 10/21/2009 | Family | 10 | No | No | | |
| PASCIUTO FRANCE | 1342-58 | | 8/7/2007 | Family | 10 | No | No | | |
| | 773-190 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 80717 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/2/2017 | MEAS&NOTICE | HS | Hanne S |
| 3/19/2009 | Meas/Inspect | 197 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 337 | Parking Lot | | 7996 | 14,381 | Sq. Ft. | Site | | 0 | 44. | 1.61 | CG | | | | | | | | | 565,979 | | | | | | 566,000 | |

| Total AC/HA: | 0.18356 | Total SF/SM: | 7996 | Parcel LUC: | 337 | Parking Lot | Prime NB Desc | COMM GD | Total: | 565,979 | Spl Credit | | Total: | 566,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | |
| Sty Ht: | |
| (Liv) Units: | Total: |
| Foundation: | |
| Frame: | |
| Prime Wall: | |
| Sec Wall: | % |
| Roof Struct: | |
| Roof Cover: | |
| Color: | |
| View / Desir: | |

## GENERAL INFORMATION

| | |
|---|---|
| Grade: | |
| Year Blt: | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdict: | Fact: . |
| Const Mod: | |
| Lump Sum Adj: | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | |
| Prim Int Wal | |
| Sec Int Wall: | % |
| Partition: | |
| Prim Floors: | |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | |
| Insulation: | |
| Int vs Ext: | |
| Heat Fuel: | |
| Heat Type: | |
| # Heat Sys: | |
| % Heated: | % AC: |
| Solar HW: | Central Vac: |
| % Com Wal | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 0.0 % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 0 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 16.00000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMMENTS

PARKING FOR 882-892 MASS AVE
FACTOR W/LOT 6.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | | # Units |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Totals | RMs: | | BRs: | Baths: | HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | |
|---|---|---|---|---|
| Net Sketched Area: | | Total: | | |
| Size Ad | | Gross Area | | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

126.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | Paving | D | Y | 1 | 7996 | A | AV | 1989 | 2.13 | T | 24 | 337 | | | 12,900 | | | 12,900 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 12,900 | Total Special Featues: | | Total: 12,900 |